

## PINE RIVER RANCHES LANDOWNERS ASSOCIATION

### HIGHLIGHTS 2005-06

The Annual Meeting was held July 9, 2005. The Annual Assessment for 2006 was increased 20% in accordance with the By-laws. The Impact Fee was increased to 1.2%. The new Board of Directors was elected and at the organization meeting held July 11, 2005 - John Wickman (half year term) was elected President, Mark Pommier, Vice President, Pat LeRoy Secretary/Treasurer, Judy Clarke, Assistant Secretary/Treasurer, and Ruben Sanchez member at large and bridge contact person. Jim Clay (half year term) was elected President at the April 3, 2006, meeting. The Budget for 2006 reflects the 20% increase for assessments and was mailed to Landowners with the 2006 Assessment notice.

### ROADS

Crushed asphalt was added to the area around the mailboxes. A proposal from Four Corners Materials for \$14,000.00 for one coat of 3/8" chips and heavy oily seal for the lane is firm until September 2006. The Board voted to set aside \$8000.00 for this with a special assessment of \$6000.00 to be approved by the Landowners at the next Annual meeting.

A road grader/maintainer from Southwest was given a trial run on the roads and was deemed a good investment at \$995.00, basically the same cost as one grading by Neil Construction. John Wickman volunteered to pull it with his tractor at no cost to the Association. Cold mix was purchased to fill the potholes on the lane. Volunteers Mark Pommier, John Wickman, and Jim Clay provided the labor to do this. In the spring, gravel was applied to ½ mile on Pine River Ranch Circle, and ½ mile on Ludwig. Two loads were applied to Ludwig from the bridge to the intersection. The culvert on Ludwig was replaced and costs kept to a minimum when Jim Clay volunteered to use his backhoe for the necessary digging.

### BRIDGE

New treads were installed on the bridge. Ruben Sanchez tested the paint for lead which was negative. The last bridge inspection was December 22, 1999. In April, Jim Clay, Jim McCain, and Ruben Sanchez pressure washed the bridge. Some rust was visible. Removing the rust and priming will be necessary but will have to wait until the water level is lower.

The Bridge and Roads were inspected by Goff Engineering, Inc. That report has been made available to all Landowners.

### OTHER ACTIVITIES

A Welcome Packet was developed by Judy Clarke, Stephanie McCain, and Pat LeRoy. It contains information from the DOW, copy of the Associations By-laws and CC&Rs, and common concerns of Landowners. Several copies have been assembled and will be given to new landowners and renters.

Approximately 20 people volunteered their time and equipment to clear the overgrown weeds from the lane and around the pond. Most everyone lunched at the LeRois.

20 plus children and adults decorated the Bridge for the holidays. Afterwards, everyone met at the LeRois for hot chocolate and cookies, and a crafty project. We will do it again next year.

A Kids Fishing Day was held June 24, 2006, with 9 kids and 4 parents testing their fishing skills. Early morning proved to be better fishing with two young fishermen demonstrating good "catch and release" techniques. Fish were purchased using donated funds and were stocked in both the pond and river for the benefit of all residents. One landowner expressed interest in a Fishing Derby for the big boys.

## INSURANCE POLICY

The Association's insurance policy was reviewed. The policy covers any association member who is not being paid a fee. If you are being paid, in effect, you are a contractor, must have proof of liability insurance as any other contractor must provide. Fuel costs may be reimbursed.

## FIRE CONCERNS

In January a Landowner reported a fire in the ravine on the BP property near Rough Rider Road. The Fire department responded, containing the fire to an area about 40' x 60'. A letter was mailed to all Landowners informing them of the fire and asking that we all become aware of the fire dangers and talk with the young members of our community. A second exit from the subdivision remains a major concern. The Fire Chief will be invited to the 2006 Annual Meeting.

## SENATE BILL 05-100

This bill has many changes in the way Homeowner Associations conduct their meetings, and the policies and procedures which are mandated. A committee will be formed to address these changes and write the required policies and procedures. A handout for informational purposes will be available at the annual meeting. Senate Bill 89 which is an additional bill addressing HOA is before the Governor for his signature.

VOLUNTEERS provide many dollar saving services to our community: using the road grader/maintainer; digging trenches for culverts; creating posters for events; regularly filling potholes and maintaining the lane; pressure washing the bridge; weed whacking/trimming trees along the roadside and the pond; mowing the common area around the pond; building signs; recycling the uncollected newspapers; deadheading thistles; doing litter pick up on the lane and roads; donating the use of a fax machine; developing webpage and researching DSL; creating the Welcome Packet for new owners/renters; trying to keep up with the beavers; donating to the Fish Fund and stocking the pond and river; and serving on the Board of Directors plus many more things that most are unaware of. THANKS to all of our neighbors who volunteer their time and talents for the benefit of our community.